

EXHIBIT 3

STORE 3792

**ADMINISTRATIVE CLAIM FOR
REAL ESTATE TAXES**

LANDLORD: ADVANCE REAL ESTATE MANAGEMENT, LLC

TENANT: CIRCUIT CITY STORES, INC.

November 10, 2008 through December 31, 2008:

$$51/336 \times \$90,212.03 = \$12,570.53$$

January 1, 2009 through March 11, 2009

$$70/365 \times 90,212.03 = \underline{17,300.94}$$

$$\underline{\underline{\$29,871.47*}}$$

*Based on 2007 taxes.

A copy of the real estate tax bill for 2007 is attached and will be replaced by the real estate tax bill for 2008 before the hearing, and the tax calculation will be adjusted if necessary.

FROM THE OFFICE OF:

WILLIAM W. Le FEW

McHENRY COUNTY TREASURER

REAL ESTATE TAX BILL

1ST INSTALLMENT COUPON PAYMENT

ASSESSED TO: ADVANCE REAL EST MGMT LLC

PIN: 09-23-452-004

MAKE CHECKS PAYABLE TO: McHENRY COUNTY COLLECTOR

DUPLICATE

ADVANCE REAL EST MGMT LLC
1420 TECHNY RD
NORTHBROOK IL 60062-1ST INSTALLMENT FOR 2007
DUE BY 06/03/08

\$128,534.44

1-2007

INTEREST
COSTS
TOTAL PAID

PAID BY: CHECK CASH MAIL

0923452004001285344416

FROM THE OFFICE OF:

WILLIAM W. Le FEW

McHENRY COUNTY TREASURER

REAL ESTATE TAX BILL

2ND INSTALLMENT COUPON PAYMENT

ASSESSED TO: ADVANCE REAL EST MGMT LLC

PIN: 09-23-452-004

MAKE CHECKS PAYABLE TO: McHENRY COUNTY COLLECTOR

DUPLICATE

ADVANCE REAL EST MGMT LLC
1420 TECHNY RD
NORTHBROOK IL 60062-2ND INSTALLMENT FOR 2007
DUE BY 9/3/2008

\$128,534.44

2-2007

INTEREST
COSTS
TOTAL PAID

PAID BY: CHECK CASH MAIL

0923452004001285344428

Taxing Body	Rate	Percent	Tax This Year	Tax Last Year
McHENRY COUNTY	0.6331	9.23	\$23,738.39	\$25,267.41
McHENRY COUNTY PENSION	0.0540	0.78	\$2,024.75	\$3,771.82
McHENRY CO CONSV	0.1738	2.54	\$6,516.71	\$5,861.32
McHENRY CC	0.2608	3.80	\$9,778.81	\$11,138.56
McHENRY CC PENSION	0.0026	0.04	\$87.49	\$135.73
SCHOOL DIST 15	2.6515	38.67	\$99,419.28	\$102,114.41
SCHOOL DIST 15 PENSION	0.0858	1.25	\$3,217.04	\$3,594.96
SCHOOL DIST 156	1.5285	22.29	\$57,311.86	\$64,696.61
SCHOOL DIST 156 PENSION	0.0233	0.34	\$873.59	\$1,061.20
McHENRY FIRE DIST	0.4012	5.85	\$15,043.18	\$16,938.18
McHENRY LIBRARY	0.2120	3.09	\$7,949.04	\$9,028.48
McHENRY TOWNSHIP	0.1155	1.68	\$4,330.73	\$4,919.39
McHENRY TWP RD & BR	0.2097	3.06	\$7,882.80	\$8,933.88
McHENRY CITY	0.3398	4.96	\$12,740.96	\$14,313.97
McHENRY CITY PENSION	0.1644	2.40	\$6,164.25	\$6,914.28
Totals	6.8560		\$257,068.88	\$278,690.20

** PLEASE NOTE **

You May be eligible for the Senior Citizens and Disabled Persons Property Tax Relief and Pharmaceutical Assistance Act. Applications are available from the Illinois Department of Revenue.

McHENRY COUNTY 2007 REAL ESTATE TAX BILL

LEGAL DESCRIPTION:

DOC 2006R0010123
LT 2 RUBLOFF TOWN CENTRE SUB

ASSESSED TO:

ADVANCE REAL EST MGMT LLC

MAIL TO:

ADVANCE REAL EST MGMT LLC
1420 TECHNY RD
NORTHBROOK IL 60062-

If paid after due date, pay amount below which includes 1.5% per month penalty:

	FIRST INSTALLMENT	SECOND INSTALLMENT
06/4 - 07/3	130,462.46	
07/4 - 08/3	132,390.47	
08/4 - 09/3	134,318.49	
09/4 - 10/3	136,246.51	130,462.46
10/4 - 11/3	138,174.52	132,400.47

PIN

09-23-452-004

Township	Tax Code	Property Class
MC	09002	0060
Sub Lot	Acres	

1st Install	\$128,534.44	2nd Install	\$128,534.44
Interest		Interest	
Costs		Costs	
Total Paid		Total Paid	
Paid on 05/15/2008		Total Due Due by 09/03/2008	

Fair Cash Value	11,248,638
S/A Value	3,632,577
S/A Multiplier	1.0322 X
S/A Equalized Value	3,749,546 =
Brd. of Review Value	3,749,546
Brd. of Review Multiplier	1.0000 X
Brd. of Review EQ Value	3,749,546 =
Home Improv./Vel Exemptions	0
State Multiplier	1.0000 X
State Equalized Value	3,749,546 =
Farmland and Bldgs. Value	0 +
Total Amt. Prior to Exemptions	3,749,546 =
Annual Homestead Exemptions	0
Sr. Freeze Abated Amount	0
Elderly Homestead Exemption	0
Disabled Vet Homestead Ex	0
Disabled Person Exemption	0
Returning Veteran Exemption	0
Net Taxable Amount	3,749,546 =
Local Tax Rate	6.8560 X
Total Current Year Tax Due	\$257,068.88 =